

Loan Authorization Request Application

General Information

Agency Name GREAT BLACKS IN WAX MUSEUM
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Project Information

Project Name NATIONAL GREAT BLACKS IN WAX MUSEUM EXPANSION
 Project Location 1600 BLOCKS OF NORTH AVENUE, E. LAFAYETTE, AND EARECKSON; 1800 BLOCKS OF BETHEL, BOND, AND BROADW.
 Capital Account Number
Total FY 10-11 GO Bond Request \$800,000

Capital Cost Estimate

Design	\$1,303,920	Site Acquisition	\$755,009
Site Preparation	\$0	Construction	\$17,512,000
Equipment	\$155,000	Inspection	\$1,751,200
Contingency	\$1,751,200	Other	\$0
Total	\$23,303,329		

Operating Budget Impact

Annual Staff	\$35,000
Annual Operating	\$10,000
Annual Revenue	\$20,000
Net Operating Impact	\$0

Project Fund Sources

	Previous Appropriations	FY 2010	FY 2011	Future Funds	Total
City Loan Request	\$1,000,000	\$400,000	\$400,000	\$5,000,000	\$6,800,000
Other City Funds	\$0	\$0	\$0	\$0	\$0
State	\$3,100,000	\$0	\$0	\$0	\$3,100,000
Federal	\$248,525	\$0	\$0	\$0	\$248,525
Private	\$54,804	\$500,000	\$9,600,000	\$3,000,000	\$13,154,804
Other	\$0	\$0	\$0	\$0	\$0
Total	\$4,403,329	\$900,000	\$10,000,000	\$8,000,000	\$23,303,329

Proposed Project Schedule

Study Start	5/1/2000	Study Complete	12/1/2001
Design Start	1/1/2004	Design Complete	6/1/2007
Advertise Bids	7/1/2007	Bid Award	10/1/2007
Construction Start	11/1/2007	Construction Complete	10/1/2009

Project Approved

Is this project approved for city loan funding in the 2008-13 Capital Improvement Program?..... Yes

Detailed Project Description

Short Project Description

THIS IS A MULTI PHASE EXPANSION PROJECT FOR THE NATIONAL GREAT BLACKS IN WAX PROJECT. THIS PROJECT WILL ADD 120,000 SQ. FT. OF NEW CONSTRUCTED MUSEUM SPACE. THE MASTER PLAN WILL BE DEVELOPED IN A FIVE PHASE PROGRAM.

Detailed Project Description

THE FIRST PHASE REPRESENTS THE ACQUISITION OF 78 UNITS. THE ACQUISITION AREA INCLUDED THE 1600 BLOCKS OF EAST NORTH AVENUE, EARECKSON PLACE, AND EAST LAFAYETTE; 1800 BLOCKS OF BROADWAY, BETHEL AND BOND STREETS. THE SECOND PHASE REPRESENTS THE DEMOLITION STRATEGY OF 25 UNITS FOR THE DEVELOPMENT OF THE PARKING LOT FOR THE MUSEUM VISITORS. THIS PROJECT WILL ALLOW US TO COMPLETE THE RESTORATION OF THE FRONT FACADE ON THE 1600 BLOCK OF EAST NORTH AVENUE AND DEVELOP A NORTH ENTRANCE IN THIS PHASE OF THE PROJECT, ALONG WITH CONSTRUCTING THE FIRST STAGE OF THE NEW CONSTRUCTION PROGRAM.

THIS PORTION OF THE EXPANSION PLAN WILL INCLUDE:

PHASE 3

1. CLEAN AND RESTORE THE FRONT FACADE OF THE UNITS ON THE 1600 BLOCK OF EAST NORTH AVENUE.
2. BRACE AND STABILIZE THE FRONT FACADE WHILE CREATING A MAIN ENTRANCE ON THE NORTH ELEVATION OF THE PROJECT.

PHASE 4

1. CONSTRUCT SHELL OF THE NEW 120,000 SQ FT EXPANSION SPACE.
2. CONSTRUCT CONNECTOR FROM FRONT FACADE TO NEW CONSTRUCTED SHELL W

Mayor's Initiatives

Make Baltimore a Safe and Healthier City?.....No
Make Baltimore a Greener City?.....No
Increase Educational, Cultural and Recreational Opportunities for Children?.....Yes
Strengthen Baltimore's Economy by Increasing the Tax Base, Jobs and Minority Business Opportunities?.....Yes
Create Stable and Healthy Neighborhoods?.....No

Planning Commission CIP Evaluation Criteria

Necessary to correct a dangerous and/or blighting condition?.....No
Necessary to protect health and safety?.....No
City Funding will Leverage Other Fund Sources?.....Yes
Promotes Private-Public Partnerships?.....No
Fulfills a State or Federal Mandate?.....No
Consistent with Current & Future Area Master Plans and/or Institution's Master Plan?.....Yes
Necessary to Implement a Priority Housing or Economic Development Project?.....No
Consistent with the City's Comprehensive Master Plan?.....Yes

Detailed Project Description (continued)

Justification

COMPREHENSIVE MASTER PLAN REFERENCE(S) - PLAY GOAL 1, OBJECTIVE 2

THIS PROJECT REPRESENTS TWO PARTS OF A FIVE PHASE MASTER PLAN. THE TWO PHASES OF THIS PORTION OF THE PROJECT WILL ASSIST THE MUSEUM IN MEETING ITS GOALS TO INCREASE OPERATING SPACE FROM 15,000 SQ FT TO 120,000 SQ FT OF NEW EXPANDED SPACE. CURRENTLY, THE MUSEUM HAVE TO REQUIRE VISITORS TO COME INTO ITS' FACILITY IN STAGES BECAUSE OF THE VOLUME. THE EXPANDED SPACE WILL ENHANCE THE MUSEUMS' EDUCATIONAL, EXHIBIT, CULTURAL AREAS FOR THE CHILDREN AND FAMILIES OF BALTIMORE CITY. THE COMPLETION OF THIS PROJECT IS CRITICAL TO THE SUPPORT OF THE \$75 MILLION DOLLAR MUSEUM MASTER PLAN THAT HAS STARTED AND SCHEDULED FOR COMPLETION IN 2009. THE OVERALL EXPANSION WITH THIS COMPONENT OF THE CONSTRUCTION PROGRAM IS PROJECTED TO INCREASE VISITATION FROM 225,000 TO 550,000 VISITORS BY 2009 AND 1.1 MILLION ANNUALLY BY 2014. THIS WILL GENERATE SALES TAX RECEIPTS, GENERATE INCREASED VISITATION TO THE CITY WITH OUR RATE OF 56% OF THE VISITORS COMING FROM OUT OF STATE. THIS PROJECT WILL CREATE MUCH NEEDED NEW JOBS TO LOCAL CONTRACTING COMPANIES AND FUNCTION AS A STABILIZING ANCHOR TO THE HOPKINS BIO TECH PARK IN THE NORTH CORNER OF EAST BALTIMORE. IN ADDITION, THIS PROJECT WILL ENHANCE THE MAYOR'S MINORITY BUSINESS GOALS. PAST CITY APPROPRIATIONS FOR THE NATIONAL GREAT BLACKS IN WAX MUSEUM HAS BEEN MET AS REQUIRED BY THE CITY DEPARTMENT OF PLANNING. WE WILL CONTINUE TO BE RESPONSIBLE IN THE MANAGEMENT AND EXPENDING OF FUTURE FUNDS.

Fund Sources

THE CITY HAS MADE AVAILABLE THROUGH THE BOND PROGRAM 1,000,000 DOLLARS FOR THE MUSEUM FIRST TWO PHASES ALONG WITH BLIGHT ELIMINATION DOLLARS FOR THE REMOVAL OF DECAY UNITS IN THE PROJECT AREA. WE ARE REQUESTING 5.4 MILLION IN THE BOND YEAR OF 08/09, AND 5 MILLION DOLLARS FOR FUTURE FUNDING. THE MUSEUM HAS OBTAINED 3.1 MILLION IN STATE BOND FUNDS. DURING THE LAST LEGISLATIVE SESSION WE WERE ABLE TO OBTAIN A STATEWIDE DESIGNATION FOR THE EXPANSION PROJECT. THIS WILL ASSIST THE MUSEUM AS ITS MOVE FOR ADDITIONAL FUNDS THIS COMING SESSION. THE MUSEUM ALSO HAS A FEDERAL DESIGNATION AS A NATIONAL MUSEUM WITH A \$5 MILLION DOLLAR AUTHORIZATION. THE CITY'S FUNDS HAVE FUNCTION AS LEVERAGE TO GETTING COMMITMENTS FOR OUR FOUNDATION AND PRIVATE FUND RAISING ACTIVITIES. THE MUSEUM ALREADY HAS COMMITMENTS FOR \$2,554,804 IN PRIVATE FUNDS WITH POSITIVE MOVEMENT FOR MORE.

Economic Impacts

TODAY, THE COMMUNITY SURROUNDING THE MUSEUM IS ON THE VERGE OF TREMENDOUS ECONOMIC OPPORTUNITY. THE OVERALL NATIONAL GREAT BLACKS IN WAX MUSEUM EXPANSION WILL FUNCTION AS A CORNER STONE FOR RENEWAL OF THE OLIVER AND BROADWAY EAST COMMUNITIES. THIS PROJECT WILL BE A POSITIVE CATALYST IN ENCOURAGING THE SORELY NEEDED REDEVELOPMENT OF THE BOARDED, BLIGHTED HOUSES AROUND MUSEUM. CURRENTLY, THE MUSEUM IS WORKING WITH THE OLIVER COMMUNITY ORGANIZATION, THE CITY OF BALTIMORE AND EBDI IN COORDINATING A HOUSING AND REVITALIZATION STRATEGY. THE CITY OF BALTIMORE IS FINALIZING THE SELECTION OF A DEVELOPER FOR HOMES ON THE 1800-1000 BLOCKS OF BROADWAY AND UNITS ON THE STREETS OF CAROLINE, BOND, LAFAYETTE, AND LANVALE STREETS. EACH OF THESE INITIATIVES WILL ENHANCE HOMEOWNERSHIP, CREATE JOBS, ENCOURAGE NEW BUSINESS STARTS, AND CREATE VISITOR FRIENDLY NEIGHBORHOODS WHICH IS CRUCIAL TO THE SUCCESS OF CULTURAL TOURISM IN BALTIMORE CITY.

THESE NEW HOMES WILL EXPAND THE CITY'S TAX BASE AND ENCOURAGE MORE PRIVATE INVESTMENT TO THE AREA.

THE MUSEUM WILL HAVE DIRECT IMPACT IN CREATING 224 NEW JOBS. THESE NEW POSITIONS WILL HAVE DIRECT IMPACT ON THE MARKET PLACE BY CREATING NEW DEMANDS FOR FOOD, SHOPS AND SUPPORT BUSINESSES.

ACCORDING TO THE U.S. TRAVEL & TOURISM ADMINISTRATION, SPENDING BY THE AFRICAN-AMERICAN TRAVEL MARKET IS PREDICTED TO EXCEED \$40 BILLION ANNUALLY BY 2000. MORE SO THAN ANY OTHER ETHNIC GROUP, AFRICAN-AMERICANS FREQUENT MUSEUMS AND OTHER CULTURAL SITES THAT CELEBRATE AFRICAN-AMERICAN HERITAGE. IN 1994, 64% OF AFRICAN-AMERICAN HOUSEHOLDS REPORTED TAKING A TRIP IN COMPARISON TO 70% OF EUROPEAN AMERICAN HOUSEHOLDS. THERE IS GREAT POTENTIAL TO TAP INTO A LARGELY IGNORED SEGMENT OF THE TRAVEL INDUSTRY – WELL-EDUCATED, WELL-TRAVELED, AFFLUENT AFRICAN-AMERICAN FAMILIES.

Admin Use

Application ID	65
Confirmed	False